



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving Improvement Agreement for Public Improvements for **1020** South Beckman Road and Appropriating Funds for Required Reimbursements **(\$4,385)**

MEETING DATE: February **2,2005**

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution approving the Improvement Agreement for the Public Improvements for 1020 South Beckman Road, direct the City Manager and City Clerk to execute the agreement on behalf of the City, and appropriate funds for the required reimbursements.

BACKGROUND INFORMATION: The project consists of public street and underground utility improvements required for the construction of the Toyota auto dealership expansion at 1020 South Beckman Road. The project site is at the northeast corner of Auto Center Drive and Beckman Road, as shown on Exhibit A.

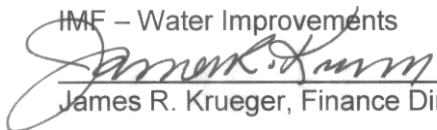
The developer, GLIP III, L. P., has furnished the City with improvement plans, necessary agreements, guarantees and insurance certificate for the proposed project. A copy of the improvement agreement is on file in the office of the Public Works Director. The developer has also paid the Development Impact Mitigation fees (\$139,537.79), Beckman Road reimbursement fee (RA-01-01), as well as plan check, inspection, and other required fees (\$203,139.96).


The improvements include installation of master water pipes in Auto Center Drive, as well as street pavement improvements, curb, gutter, and sidewalks, hydrants and street lights on Auto Center Drive and Beckman Road. The developer is entitled to reimbursement by the City for the installation of oversize master plan water pipes in conformance with LMC 15.64 Development Impact Mitigation Fees and 16.40 Reimbursements for Construction. All reimbursements will be made when the improvements are complete and accepted by the City.

The developer is also responsible to design and construct the frontage improvements, at the developer's expense, along the future Pixley Park site on Auto Center Drive under the terms of the Pixley Park Land Exchange Agreement (Res. 2004-248). The frontage improvements include curb, gutter, sidewalks, street pavement, fire hydrants and street lights on Auto Center Drive.

Staff requests the appropriation of funds listed below to cover the reimbursement to be paid by the City to the developer.

FUNDING: IMF – Water Improvements (182) \$ 4,385.00


James R. Krueger, Finance Director


for Richard W. Ma, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/pmf

Attachment

cc: Senior Civil Engineer Fujitani
GFLIP III, L. P.

Associate Civil Engineer Chang
Baumbach & Piazza

APPROVED: 
Blair King, City ger

RESOLUTION NO. 2005-18

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE IMPROVEMENT AGREEMENT FOR 1020 SOUTH
BECKMAN ROAD, AND FURTHER APPROPRIATING FUNDS
FOR THE REQUIRED REIMBURSEMENTS

WHEREAS, the improvements include installation of master water pipes in Auto Center Drive, street pavement improvements, curb, gutter, and sidewalks, hydrants, and street lights on Auto Center Drive and Beckman Road; and

WHEREAS, the developer is entitled to reimbursement by the City for the installation of oversize master plan water pipes in conformance with Lodi Municipal Code 515.64, Development Impact Mitigation Fees, and §16.40, Reimbursements for Construction.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve the Improvement Agreement for 1020 South Beckman Road, as shown on Exhibit A attached; and

BE IT FURTHER RESOLVED that the City Council hereby directs the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi; and

BE IT FURTHER RESOLVED that funds in the amount of \$4,385 be appropriated from the Impact Mitigation Fee – Water Improvements for reimbursement to the developer for the installation of oversize master plan water pipes in conformance with Lodi Municipal Code 515.64, Development Impact Mitigation Fees, and §16.40, Reimbursements for Construction; and

BE IT FURTHER RESOLVED that all reimbursements will be made when the improvements are complete and accepted by the City.

Dated: February 2, 2005

I hereby certify that Resolution No. 2005-18 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 2, 2005, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Hitchcock, Johnson, Mounce,
and Mayor Beckman

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk



1020 S Beckman Road



CITY COUNCIL

JOHN BECKMAN, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
LARRY D. HANSEN
BOB JOHNSON
JOANNE L MOUNCE

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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BLAIR KING
City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEVEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

January 27, 2005

GFLIP III, L.P.
P.O. Box 1210
Lodi, CA 95241

Baumbach & Piazza
323 W. Elm Street
Lodi, CA 95240

SUBJECT: Adopt Resolution Approving Improvement Agreement for Public Improvements
for 1020 South Beckman Road and Appropriating Funds for Required
Reimbursements (\$4,385)

Enclosed is a copy of background information on an item on the City Council agenda of
Wednesday, February 2, 2005. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang,
Associate Civil Engineer, at 333-6800, extension 2665.



for , Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk